



Coppice Avenue, Great Shelford, CB22 5AQ

**CHEFFINS**

## Coppice Avenue

Great Shelford,  
CB22 5AQ

A well proportioned and extended detached residence offering scope for sympathetic improvement and updating and possible replacement, subject to the necessary consents being obtained. The grounds in all extend to about 0.75 of an acre with views over the adjoining farmland. Situated at the end of this private treelined avenue in this highly sought after, well served South Cambridgeshire village about two miles from the city.

4 1 2

**Guide Price £1,350,000**





## LOCATION

Great Shelford is an extremely sought-after village located approximately 2 miles south of Cambridge and is very well placed for access to Addenbrooke's Hospital, Gog Magog Hills and Babraham Road Park and Ride. The village is placed ideally for commuters looking for easy access to London, with the village's train station providing direct access to London's Liverpool Street station. The village also provides easy access to the M11 linking up to both the A14 and M25. The village also benefits from an excellent range of both independent and high street shops as well as a local library and local healthcare services.

**ENTRANCE PORTICO**

with panelled entrance door with glazed picture light above leading into:

**ENTRANCE HALLWAY**

staircase rising to the first floor with natural timber handrail, painted spindles and newel post, understairs storage cupboard, additional cupboard housing British Gas warm air boiler, coved ceiling, parquet flooring.

**LIVING ROOM**

coved ceiling, fireplace with Adam style surround, marble hearth and slips fitted with electric fire (facade fireplace), air conditioning unit, secondary double glazed bow window to the side, secondary double glazed window to the front, archway through to:

**DINING ROOM**

with coved ceiling, serving hatch to kitchen, bi-fold doors leading to garden room, feature arch shaped windows, tiled floor, glazed door leading out to garden.

**KITCHEN/BREAKFAST ROOM**

formica working surfaces, range of fitted cupboards and drawers, sink unit with mixer tap, air conditioning unit, roof lantern and a pair of windows to the rear.

**UTILITY ROOM**

plumbing and space for automatic washing machine, wall shelving, roof lantern, panelled and double glazed door leading to outside, double glazed window to the rear, panelled and double glazed door out to front.

**CLOAKROOM**

with white suite comprising low level w.c., and wash hand basin with tiling to splashbacks, frosted windows and electric bar heater.

**INTEGRAL GARAGE**

with up and over door, fitted shelving, electric light and sliding personal door through to kitchen.

**ON THE FIRST FLOOR****LANDING**

with access to loft space, cupboard housing insulated hot water tank and slatted shelving.

**BEDROOM 1**

air conditioning unit, secondary double glazed windows to the front and side, wardrobe.

**BEDROOM 2**

fitted wardrobe cupboard, vanity unit with dressing table, secondary double glazed windows to the rear.

**SHOWER ROOM**

fitted with white suite comprising corner shower, glazed sliding door, wash hand basin with mixer tap, dual flush w.c., tiled floor, part tiled walls, fitted shelving, secondary double glazed and frosted window to the rear.

**BEDROOM 3**

fitted wardrobe cupboards, secondary double glazed windows to the front and rear, wash hand basin with fold down shower, air conditioning unit.

**BEDROOM 4/STUDY**

fitted wardrobe cupboard, secondary double glazed window to the front.

**OUTSIDE**

The property sits in its own delightful established plot in

all to 0.75 of an acre with gravelled driveway to the front, lawned area, mature shrubs and trees, paved parking area to the side of the house with pergola above. Outside tap.

Rear garden principally laid to lawn, paved patio area, adjoining woodland, views over the surrounding farmland.



| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | <b>71</b>                                                                         |
| (55-68) <b>D</b>                            | <b>55</b>                  |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



Guide Price £1,350,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - South Cambridgeshire District Council

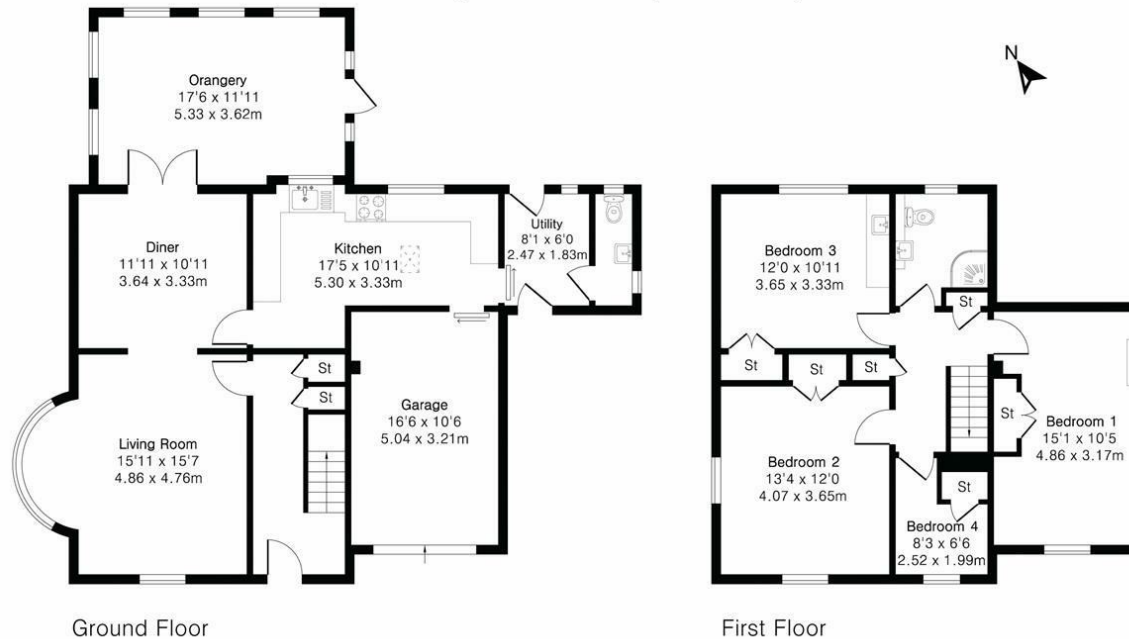


**Approximate Gross Internal Area 1607 sq ft - 149 sq m  
(Excluding Garage)**

Ground Floor Area 918 sq ft – 85 sq m

First Floor Area 689 sq ft – 64 sq m

Garage Area 173 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


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